

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3202 Isla Vista Drive, APN 476-242-10

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3202 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-10-00; Islenair Unit #2, Block 8, Lot 10 and 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3202 Isla Vista Drive was built in 1935 in the Minimal Traditional style and features a medium pitch cross gable roof with composition shingles; a slight eave overhang; and a wood clapboard exterior. The entry porch, which is at grade, is set to the right and features a roof extension supported by a square wood post. The entry door is set perpendicularly to the sidewalk. Fenestration consists of multi-lite and 1-over-1 double hung wood frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1935 Water and Sewer Records

* P7. Owner and Address:

Orr Kathryn L
3202 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3202 Isla Vista Drive, APN 476-242-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1935 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the addition of a tall hedge, which obscures the house. The house is in good condition and retains a very good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3209 Isla Vista Drive, APN 476-242-08

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3209 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-08-00; Islenair Unit #2, Block 6, Lot 8

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3209 Isla Vista Drive was built in 1947 in the Minimal Traditional style with Ranch elements and features a multi-hipped roof with composition shingles; clipped eaves; and a textured stucco exterior. The entry porch, accessed via one concrete step, is set to the right and features a roof extension supported by a decorative wrought iron post. The entry door is set parallel to the sidewalk. The single car garage is set to the left and is connected to the house through a roof over a breezeway. Fenestration consists of 6-over-6 double hung vinyl sash windows in the original wood frames. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1947 Water and Sewer Records

* P7. Owner and Address:

Johnson Robert E
3209 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3209 Isla Vista Drive, APN 476-242-08

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1947 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof, the use of textured stucco, and the replacement of the original wood sash windows with vinyl windows in the original wood frame openings. The house is in fair condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Don Lords

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3219 Isla Vista Drive, APN 476-242-07

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3219 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-07-00; Islenair Unit #2, Block 6, Lot 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3219 Isla Vista Drive was built in 1950 in the Minimal Traditional style and features a hipped roof with composition shingles; clipped eaves; and a wood clapboard exterior. The entry porch, accessed via five concrete steps, is centered on the façade under a slight roof extension. The entry door is set parallel to the sidewalk. Fenestration consists of a 9-lite fixed wood frame picture window and 2-over-2 double hung wood frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1950 Water and Sewer Records

* P7. Owner and Address:

Johnson Noble V & Lois P Trust
3219 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3219 Isla Vista Drive, APN 476-242-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1950 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof. The house is in good condition and retains a very good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Mobilhome Corp

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code SD3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3224 Isla Vista Drive, APN 476-242-12

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3224 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-12-00; Islenair Unit #2, Block 8, Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3224 Isla Vista Drive was built in 1937 in the Minimal Traditional style and features a side-gable roof with composition shingles; clipped eaves; a stucco exterior; and a wide brick chimney on the east facade. The entry porch, accessed via two concrete steps, is set to the right and features a roof extension supported by a wood post. The entry door is set parallel to the sidewalk. Fenestration consists of 6-over-6 double hung wood frame and sash windows with decorative wood shutters. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1937 Water and Sewer Records

* P7. Owner and Address:

Lovell Robert D and Tracy L
3224 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3224 Isla Vista Drive, APN 476-242-12

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1937 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof. The house is in good condition and retains a very good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Francis Bartlett

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3225 Isla Vista Drive, APN 476-242-06

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3225 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-06-00; Islenair Unit #2, Block 8, Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3225 Isla Vista Drive was built in 1928 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and an asymmetrical front-gable bay; clay tile roof vents and drains; a stucco exterior; and a chimney at the south elevation. The entry is set under the longer end of the gable, recessed under a pointed arch opening. The entry door is set parallel to the sidewalk. Fenestration consists of fixed wood frame windows on the main, west façade; and casement and 6-over-6 double hung vinyl frame and sash windows on the south side elevation. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1928 Water and Sewer Records

* P7. Owner and Address:

Merk Roger L.
3225 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3225 Isla Vista Drive, APN 476-242-06

B1. Historic Name:

B2. Common Name:

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1928 per water and sewer records. Modifications include the replacement of the clay tile roof with new clay tile; the replacement of the original windows along the south side elevation; and the addition of a fabric awning on the main façade. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORIC DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3226 Isla Vista Drive, APN 476-242-11

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3226 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-11-00; Islenair Unit #2, Block 6, Lot 6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3226 Isla Vista Drive was built in 1936 in the Minimal Traditional style and features a medium pitch cross gable roof with composition shingles; clipped eaves; wood clapboard in the gable end; and a stucco exterior. The entry porch, accessed via two concrete steps, is set to the right and features a roof extension supported by a square wood post. The entry door is set perpendicularly to the sidewalk. Fenestration consists of four-lite French doors, and single pane fixed and 1-over-1 double hung wood frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1936 Water and Sewer Records

* P7. Owner and Address:

Turner Ruth L
6963 Galewood Street
San Diego CA 92120

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** 3226 Isla Vista Drive, APN 476-242-11

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* **B5. Architectural Style:** Minimal Traditional

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof. The house is in good condition and retains a good degree of integrity.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

(Sketch map with north arrow required)

B13. Remarks:

No Picture Available

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3235 Isla Vista Drive, APN 476-242-05

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3235 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-05-00; Islenair Unit #2, Block 6, Lot 5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The house at 3235 Isla Vista Drive was built in 1936 in the Minimal Traditional style and features a medium pitch cross gable roof with composition shingles; clipped eaves; wood clapboard and clay pipe vents in the gable end; and a stucco exterior. The entry porch, accessed via two concrete steps, is set to the left and features a roof extension supported by a square wood post. The entry door is set perpendicularly to the sidewalk. Fenestration consists of multi-lite fixed and casement wood frame and sash windows. Refer to BSOR Section B.6, for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1936 Water and Sewer Records

* P7. Owner and Address:

Grainger Virginia L. TR
5176 E Bedford Drive
San Diego CA 92116

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* IP11. Report Citation: ((Cite survey report/other sources or "none")) _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: ((List)) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3235 Isla Vista Drive, APN 476-242-05

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the addition of aluminum awnings. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3241 Isla Vista Drive, APN 476-242-04

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3241 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-242-04-00; Islenair Unit #2, Block 6, Lot 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The house at 3241 Isla Vista Drive was built in 1940 in the Minimal Traditional style with Art Moderne influences and features a multi-hipped roof with composition shingles; slight eave overhang with exposed rafter tails; and a textured stucco exterior. The entry porch, accessed via three concrete steps, is roughly centered on the façade and features a small projection supported by brackets. The entry door is set parallel to the sidewalk. Fenestration consists of single pane fixed and 2-over-2 double hung wood frame and sash windows. Art Moderne influences include a round portal window and the use of glass block at the corner. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1940 Water and Sewer Records

* P7. Owner and Address:

Sevel Vicki B
3241 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code SD3

* **Resource Name or #:** 3241 Isla Vista Drive, APN 476-242-04

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* **B5. Architectural Style:** Minimal Traditional

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and a decorative cement walkway. The house is in good condition and retains a good to fair degree of integrity.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Howard Johnson

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of **Islenair** is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3242 Isla Vista Drive, APN 476-242-14

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3242 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____ , _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-242-14-00; Islenair Unit #2, Block 8, Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3242 Isla Vista Drive was built in 1936 in the Minimal Traditional style with Ranch elements and features a side gable roof with composition shingles; vertical wood siding in the gable end; a slight eave overhang with exposed rafter tails; an asbestos shingle exterior; and a brick chimney at the ridgeline. The entry porch, accessed via two concrete steps, is set to the right and features a roof extension supported by a turned spindle wood post. The entry door is set perpendicularly to the sidewalk. Fenestration consists of multi-lite fixed and casement, as well as 1-over-1 double hung wood frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1935 Water and Sewer Records

* P7. Owner and Address:
Stelzer Justin T & Cynthia D
3242 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3242 Isla Vista Drive, APN 476-242-14

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the application of asbestos shingle siding, which appears to have been applied over the original siding, as evidenced by the relationship of the siding to the window frames. The house is in good condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3249 Isla Vista Drive, APN 476-242-03

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3249 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-03-00; Islenair Unit #2, Block 6, Lot 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3249 Isla Vista Drive was built in 1945 in the Minimal Traditional style and features a side gable roof with composition shingles; horizontal vents in the gable end; clipped eaves; and a smooth stucco exterior. The entry porch, accessed via three concrete steps, is centered and recessed three feet into the façade. The entry door is set parallel to the sidewalk. Fenestration consists of 4-over-4 and 1-over-1 double hung wood frame and sash windows under aluminum awnings. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1945 Water and Sewer Records

* P7. Owner and Address:
Meza-Ehlert Robert K and Diana
3249 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3249 Isla Vista Drive, APN 476-242-03

B1. Historic Name:

B2. Common Name:

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1945 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the addition of aluminum awnings. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Severin Construction Company

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORIC DISTRICT
CITY OF SAN DIEGO

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3305 Isla Vista Drive, APN 476-242-01

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3305 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-01-00; Islenair Unit #1, Block 3, Lot 23 and Islenair Unit #2, Block 6, Lot 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3305 Isla Vista Drive was built in 1946 in the Minimal Traditional style and features a hipped roof with composition shingles; a slight eave overhang with rafter tails; and a textured stucco exterior. The entry, accessed via three concrete steps, is set just to the right under a roof projection supported by paired square wood posts. The entry door is set parallel to the sidewalk. Fenestration consists of single pane fixed and 1-over-1 double hung vinyl frame and sash windows. The garage is attached to the house and set forward a few feet. The yard is enclosed by a 3-foot wood picket fence. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1946 Water and Sewer Records

* P7. Owner and Address:

Enciso Gloria
6040 Burian Street
San Diego CA 92114

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3305 Isla Vista Drive, APN 476-242-01

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1946 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; the use of textured stucco; the replacement of the original wood frame windows with vinyl frame windows; and the replacement of the original wood garage door with a roll-up aluminum door. The house is in good condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3306 Isla Vista Drive, APN 476-152-14

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3306 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, mE/ _____ mN _____
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-14-00; Islenair Unit #1, Block 2, Lot 14 and Islenair Unit #2, Block 5, Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3306 Isla Vista Drive was built in 1929 on a corner lot in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and two projecting front-gable bays; clay tile roof vents and drains; a stucco exterior; and a chimney at the south elevation. The main entry, accessed via two concrete steps, is on the Isla Vista street elevation and is centered between the two projecting gables. The entry door is set parallel to the sidewalk. A secondary entry, accessed via 8 concrete steps, fronts onto Thorn Street and is recessed under a low arch opening. Fenestration consists of a large fixed wood frame window on the southern gable of the main façade; and multi-lite casement and 2-over-2 double hung wood frame and sash windows throughout. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1929 Water and Sewer Records

* P7. Owner and Address:
Hansen Christa A Trust
3306 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** 3306 Isla Vista Drive, APN 476-152-14

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* **B5. Architectural Style:** Spanish Eclectic

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The house was constructed in 1929 per water and sewer records. Modifications include the addition of window screens. The house is in good condition and retains a very good degree of integrity.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3314 Isla Vista Drive, APN 476-152-15

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3314 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-15-00; Islenair Unit #1, Block 2, Lot 15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3314 Isla Vista Drive was built in 1927 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line; a stucco exterior; and a chimney at the south elevation. The main entry, accessed via five concrete steps, is set to the right under a roof projection supported by a square wood post. The entry door is set perpendicularly to the sidewalk. Fenestration consists of a large arched tri-partite fixed wood frame window; 4-lite casement wood frame and sash windows; and 2-over-2 double hung wood frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1928 Water and Sewer Records

* P7. Owner and Address:
Miller David C and Debra L
3314 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3314 Isla Vista Drive, APN 476-152-15

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1927 per water and sewer records. Modifications include the replacement of the clay tile roof with a new clay tile roof. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: WJ Touhey

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1935

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3315 Isla Vista Drive, APN 476-160-20

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3315 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-20-00; Islenair Unit #1, Block 3, Lot 22

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3315 Isla Vista Drive was built in 1946 in the Minimal Traditional style and features a side gable roof with composition shingles; a slight eave overhang with rafter tails; and a textured stucco exterior. The entry, accessed via one concrete step, is set just to the left under a roof projection supported by paired square wood posts. The entry door is set parallel to the sidewalk. Fenestration consists of 2-over-2 double hung wood frame and sash windows and one vinyl slider window. The garage is attached to the house and set forward a few feet from the entry façade. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1946 Water and Sewer Records

* P7. Owner and Address:

Tadesse Solomon & Benzuneh Yeshe
3315 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3315 Isla Vista Drive, APN 476-160-20

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1946 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; the use of textured stucco; the replacement of one original wood frame window with a vinyl window; and the replacement of the original wood garage door with a roll-up aluminum door. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Cummins Brothers

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3321 Isla Vista Drive, APN 476-152-15

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3321 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-152-15-00; Islenair Unit #1, Block 3, Lot 21

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3315 Isla Vista Drive was built in 1946 in the Minimal Traditional style and features a side gable roof with composition shingles; a slight eave overhang with rafter tails; and a textured stucco exterior. The entry, accessed via two concrete steps, is set just to the left under a roof projection supported by paired square wood posts. The entry door is set parallel to the sidewalk. Fenestration consists of 2-over-2 double hung wood frame and sash windows. The garage is attached to the house and is flush with the adjacent facade. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary facade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1946 Water and Sewer Records

* P7. Owner and Address:
Marquina Enrique & Silvina
3321 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3321 Isla Vista Drive, APN 476-152-15

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1946 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the use of textured stucco. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Cummins Brothers

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

(Sketch map with north arrow required)

B13. Remarks:

No Picture Available

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3324 Isla Vista Drive, APN 476-152-16

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3324 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-16-00; Islenair Unit #1, Block 2, Lot 16

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The house at 3324 Isla Vista Drive was built in 1935 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and two projecting bays that include a front gable bay to the north and a hexagonal bay to the south; a textured stucco exterior; and a chimney at the north elevation. The main entry, accessed via three concrete steps, is roughly centered between the two bays under a roof projection supported by square wood timbers. The entry door is set perpendicularly to the sidewalk. Fenestration consists of a large 16-lite fixed wood frame window in the gable bay; and 2-over-2 double hung wood frame and sash windows in the hexagonal bay and throughout. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1935 Water and Sewer Records

* P7. Owner and Address:

Marquina Gabriela

3324 Isla Vista Drive

San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3324 Isla Vista Drive, APN 476-152-16

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1935 per water and sewer records. Modifications include the use of textured stucco and the addition of window screens. The house is in good to fair condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego
Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3330 Isla Vista Drive, APN 476-152-17

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3330 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-17-00; Islenair Unit #1, Block 2, Lot 17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3330 Isla Vista Drive was built in 1948 in the Minimal Traditional style and features a hipped roof with composition shingles; a slight eave overhang; and a stucco exterior. The entry, accessed via four concrete steps, is set just to the left of the front bay under a roof projection supported by square wood posts in singles and pairs. The entry door is set parallel to the sidewalk. Fenestration consists of 2-over-2 double hung wood frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1948 Water and Sewer Records

* P7. Owner and Address:

Ganem Lisa M
3330 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3330 Isla Vista Drive, APN 476-152-17

B1. Historic Name:

B2. Common Name:

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1948 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the use of window screens. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3338 Isla Vista Drive, APN 476-152-18

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3338 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-18-00; Islenair Unit #1, Block 2, Lot 18

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3338 Isla Vista Drive was built in 1931 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line; a textured stucco exterior; and a chimney at the east elevation. The main entry, accessed via two concrete steps, is set just left of center, with the entry door parallel to the sidewalk. Fenestration consists of a large aluminum frame picture window. The attached garage is flush with the main façade and features a dark brown aluminum roll-up door. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1931 Water and Sewer Records

* P7. Owner and Address:

Osborn Teem
3338 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3338 Isla Vista Drive, APN 476-152-18

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1931 per water and sewer records. Modifications include the replacement of the clay tile roof with a new clay tile roof; the use of textured stucco; the replacement of the wood frame picture window with an aluminum frame picture window; the replacement of the original garage door with an aluminum roll-up door; and the addition of wrought iron security bars. The house is in good condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3344 Isla Vista Drive, APN 476-152-19

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3344 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-19-00; Islenair Unit #1, Block 2, Lot 19

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The house at 3344 Isla Vista Drive was built in 1936 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and two projecting bays that include a front gable bay to the north and a hexagonal bay to the south; clay pipe vents and drains; a textured stucco exterior; and a chimney at the north elevation. The main entry, accessed via four concrete steps, is roughly centered between the two bays under a roof projection supported by square wood timbers. The entry door is set perpendicularly to the sidewalk. Fenestration consists of a large single pane fixed wood frame window in the gable bay; 1-over-1 double hung aluminum frame and sash windows in the hexagonal bay; and aluminum frame and sash slider windows at the porch. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1936 Water and Sewer Records

* P7. Owner and Address:

Pham Hung V Living Trust

3344 Isla Vista Drive

San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3344 Isla Vista Drive, APN 476-152-19

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the use of textured stucco and the replacement of the original wood frame windows with aluminum windows, one of which appears to be in a new or altered opening. The house is in good to fair condition and retains a fair to poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: RR West

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3345 Isla Vista Drive, APN 476-160-17

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3345 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-17-00; Islenair Unit #1, Block 3, Lot 18

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3345 Isla Vista Drive was built in 1945 in the Minimal Traditional style and features a hipped roof with composition shingles and clay tile ridges; a slight eave overhang; and a textured stucco exterior. The entry, accessed via three new stone steps, is set just to the right of the front bay under a roof projection which used to be supported by a square wood post. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 4-over-4 double hung wood frame and sash windows flanked by decorative wood shutters. The entry stoop/porch was recently enlarged across the front of the house. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1945 Water and Sewer Records

* P7. Owner and Address:

Montagne Jean-Pierre SMJT Mills
3345 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3345 Isla Vista Drive, APN 476-160-17

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1945 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; the removal of the porch post; and the recent enlargement of the front stoop/porch. The house is in good condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Severin Construction Co

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISENAIR HISTORICAL DISTRICT

PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

* Resource Name or #: 3404 Isla Vista Drive, APN 476-152-20

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3404 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____ , _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-20-00; Islenair Unit #1, Block 2, Lot 20

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3404 Isla Vista Drive was built in 1936 in the Spanish Eclectic style and features a flat roof and parapet with a small clay tile shed roof above the entry and adjacent projecting bay; terra cotta block vents and drains; a textured stucco exterior; and a chimney at the north elevation. The main entry, accessed via three concrete steps, is roughly centered on the façade and set under the shed roof projection which is supported by stucco brackets. The entry door is set parallel to the sidewalk. Fenestration consists of a large single pane fixed and 1-over-1 double hung aluminum frame and sash windows. Wrought iron security bars have been added to the doors and windows and a 3-foot high chain link fence surrounds the property. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1936 Water and Sewer Records

* P7. Owner and Address:

Avina Beatrice Trust
3404 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3404 Isla Vista Drive, APN 476-152-20

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the replacement of the clay tile roof with new clay tile; the use of textured stucco; the replacement of the original wood frame windows with aluminum windows; the addition of wrought iron security bars; and the addition of chain link fencing. The house is in good to fair condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code SD3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3405 Isla Vista Drive, APN 476-160-16

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3405 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-16-00; Islenair Unit #1, Block 3, Lot 17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3405 Isla Vista Drive was built in 1935 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and a front-gable bay; clay tile roof vents and drains; a textured stucco exterior; and a chimney at the south elevation. The entry, accessed via three concrete steps, is roughly centered on the façade to the right of the gable and, recessed under an arch opening with a clay tile roof. The entry door is set parallel to the sidewalk. Fenestration consists of single pane fixed wood frame windows and 1-over-1 double hung vinyl frame and sash windows throughout. Refer to BSQR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1935 Water and Sewer Records

* P7. Owner and Address:

Isbell Family Trust
3405 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3405 Isla Vista Drive, APN 476-160-16

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1935 per water and sewer records. Modifications include the replacement of the clay tile roof with new clay tile; the use of textured stucco; the replacement of some original wood frame windows with vinyl windows; and the use of window screens. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

* Resource Name or #: 3410 Isla Vista Drive, APN 476-152-21

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad

Date

T

; R

1/4 of

1/4 of Sec

;

B.M.

c. Address 3410 Isla Vista Drive

City San Diego

Zip 92105

d. UTM: (Give more than one for large and/or linear feature)

Zone

mE/

mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-152-21-00; Islenair Unit #1, Block 2, Lot 21

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The house at 3410 Isla Vista Drive was built in 1937 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and a front-gable bay; clay tile roof vents and drains; a stucco exterior; and a chimney at the north elevation. The entry, accessed via two concrete steps, is set just to the left of the gable bay under a roof projection supported by wood posts. The entry door is set perpendicularly to the sidewalk. Fenestration consists of a 3-pane fixed wood frame window in the gable bay and 2-over-2 double hung wood frame and sash windows throughout. Refer to BSQR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1937 Water and Sewer Records

* P7. Owner and Address:

Alley Gail C Jr Living Trust

4502 Aragon Drive

San Diego CA 92115

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3410 Isla Vista Drive, APN 476-152-21

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1937 per water and sewer records. Modifications include the replacement of the clay tile roof with new clay tile; the use of textured stucco; the replacement of some original wood frame windows with vinyl windows; and the use of window screens. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3420 Isla Vista Drive, APN 476-152-22

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3420 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-22-00; Islenair Unit #1, Block 2, Lot 22

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3420 Isla Vista Drive was built in 1950 in the Ranch style and features a hipped roof with composition shingles; a slight eave overhang and soffit; and a wood shingle exterior. The entry, accessed via four concrete steps, is set to the left, with the entry door perpendicular to the sidewalk. Fenestration consists of single pane fixed and multi-lite wood frame and sash windows in varying sized. Wrought iron security bars have been added. A low brick retaining wall is at the property line. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary facade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1950 Water and Sewer Records

* P7. Owner and Address:

Huynh Thuy Bich
3420 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3420 Isla Vista Drive, APN 476-152-22

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1950 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the use of wrought iron security bars. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3421 Isla Vista Drive, APN 476-160-14

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3421 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-14-00; Islenair Unit #1, Block 3, Lot 15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3421 Isla Vista Drive was built in 1937 in the Minimal Traditional style and features a hipped roof with composition shingles and clay tile ridges; a slight eave overhang and exposed rafter tails; and a stucco exterior. The entry, accessed via three concrete steps, is set just to the right of the front bay under a newer roof projection supported by stucco arches. The entry door is set parallel to the sidewalk. Fenestration consists of 1-over-1 double hung wood frame and sash windows and a single pane fixed wood frame window with two aluminum jalousie windows underneath in the gable bay. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1937 Water and Sewer Records

* P7. Owner and Address:

Fernandez Pablo
3421 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** 3421 Isla Vista Drive, APN 476-160-14

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* **B5. Architectural Style:** Minimal Traditional

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The house was constructed in 1937 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; the enlargement of the front porch cover; and the addition of the aluminum jalousie windows. The house is in good condition and retains a fair degree of integrity.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: DH Storms

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3427 Isla Vista Drive, APN 476-160-13

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3427 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-13-00; Islenair Unit #1, Block 3, Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3427 Isla Vista Drive was built in 1937 in the Minimal Traditional style with Ranch elements and features a "U" shaped floor plan; a cross gable roof with composition shingles; a slight eave overhang and exposed rafter tails; vertical wood siding in the gable end; and a wood clapboard exterior. The entry, accessed via two concrete steps, is centered on the façade between the two projecting gable bays under a roof projection supported by wood posts. The entry door is set parallel to the sidewalk. Fenestration consists of 1-over-1 double hung wood frame and sash windows. Aluminum awnings have been added above some windows. The house was undergoing some repair work to the plumbing at the time of the survey. It appears that the impacted area will likely be replaced and restored. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1937 Water and Sewer Records

* P7. Owner and Address:

Isicson Robin L
3427 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)



* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3427 Isla Vista Drive, APN 476-160-13

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1937 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the addition of aluminum awnings. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Stanley Nash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3428 Isla Vista Drive, APN 476-152-23

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3428 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-152-23-00; Islenair Unit #1, Block 2, Lot 23

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3428 Isla Vista Drive was built in 1928 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and two projecting front-gable bays; clay tile roof vents and drains; a stucco exterior; and a chimney at the north elevation. The entry, accessed via eight concrete steps, is roughly centered on the façade between the gable bays. The entry door is set parallel to the sidewalk. The original entry porch was infilled with 50 square feet of habitable space. Fenestration consists of single-pane fixed wood frame windows in the gable bays and 1-over-1 double hung aluminum frame and sash windows flanking the entry door. Aluminum awnings have been added above the windows. A porte cochere was constructed on the south side of the house at an unknown date. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1928 Water and Sewer Records

* P7. Owner and Address:
Ocampo Maria c NSNS50 Cordova
3428 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3428 Isla Vista Drive, APN 476-152-23

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1928 per water and sewer records. Modifications include the replacement of the clay tile roof with new clay tile; the infill of the original porch in 1980 which added 50 square feet of habitable space to the house; the addition of aluminum awnings; and the construction of a porte cochere. The house is in good condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3435 Isla Vista Drive, APN 476-160-12

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 3435 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-12-00; Islenair Unit #1, Block 3, Lot 13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3435 Isla Vista Drive was built in 1936 in the Minimal Traditional style with Ranch elements and features a "U" shaped floor plan; a cross gable roof with fiberglass shingles; a slight eave overhang; and a stucco and board and groove exterior. The entry is located in a courtyard between the two projecting gable bays created by the house and the garage. The entry door is set parallel to the sidewalk. Fenestration consists of 1-over-1 double hung aluminum frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1936 Water and Sewer Records

* P7. Owner and Address:
Churley Roger D and Judy M
3435 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3435 Isla Vista Drive, APN 476-160-12

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1937 per water and sewer records. Modifications include the replacement of the roof with a new fiberglass roof and the replacement of the original wood frame windows with aluminum frame windows. The garage may have been an early addition. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3440 Isla Vista Drive, APN 476-152-24

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3440 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-152-24-00; Islenair Unit #1, Block 2, Lot 24

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3440 Isla Vista Drive was built in 1936 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and two projecting front-gable bays; slight eave overhang with exposed rafter tails; clay tile roof vents and drains; a textured stucco exterior; and a chimney at the east elevation. The entry, accessed via three concrete steps, is set to the left of the façade adjacent to the chimney. The entry door is set parallel to the sidewalk. Fenestration consists of 2-over-1 double hung wood frame windows with decorative wood shutters. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1936 Water and Sewer Records

* P7. Owner and Address:

Lewis Keith
3440 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3440 Isla Vista Drive, APN 476-152-24

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the use of textured stucco and the addition of window screens. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3443 Isla Vista Drive, APN 476-160-11

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3443 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-11-00; Islenair Unit #1, Block 3, Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3443 Isla Vista Drive was built in 1928 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and a projecting front-gable bay; clipped eaves; clay tile roof vents and drains; a stucco exterior; and a chimney at the south elevation. The entry, accessed via two concrete steps, is set to the right of the bay under a roof projection supported by a wrought iron post. The entry door is set parallel to the sidewalk. Fenestration consists of single pane fixed and louvered aluminum windows. An aluminum awning has been added above a side window. A 3-foot high stucco and terra cotta block wall is located at the property line. Landscaping obscures the house. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928 Water and Sewer Records

* P7. Owner and Address:

Sierra Miguel & Barnes Maria
3443 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3443 Isla Vista Drive, APN 476-160-11

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the replacement of the clay tile roof with a new clay tile roof; the replacement of the original wood frame windows with aluminum frame windows; the replacement of the wood porch post with a wrought iron post; the addition of an aluminum awning; the addition of a stucco and terra cotta block wall; and landscape overgrowth. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Charles Tifal

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3449 Isla Vista Drive, APN 476-160-10

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3449 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-10-00 Islenair Unit #1, Block 3, Lot 11

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3449 Isla Vista Drive was built in 1940 in the Minimal Traditional style and features a hipped roof with composition shingles; a slight eave overhang; and a horizontal wood exterior. The entry, accessed via two concrete steps, is roughly centered on the façade under a roof projection supported by a wood post. The entry door is set parallel to the sidewalk. Fenestration consists of 1-over-1 double hung vinyl frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1940 Water and Sewer Records

* P7. Owner and Address:

Stear Pamela J
3449 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** 3449 Isla Vista Drive, APN 476-160-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* **B5. Architectural Style:** Minimal Traditional

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The house was constructed in 1940 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the replacement of the original 2-over-2 wood frame windows with 1-over-1 vinyl frame windows. The house is in good condition and retains a good to fair degree of integrity.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:** _____

B9a. Architect: Unknown

b. Builder: EC Ybarrando

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks: _____

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3455 Isla Vista Drive, APN 476-160-09

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3455 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-09-00; Islenair Unit #1, Block 3, Lot 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The house at 3455 Isla Vista Drive was built in 1946 in the Minimal Traditional style and features a side gable roof with composition shingles; a slight eave overhang; and a stucco exterior with brick veneer beneath a picture window. The entry, accessed via one concrete step, is roughly centered on the façade under a roof projection supported by decorative wrought iron posts. The entry door is set parallel to the sidewalk. Fenestration consists of aluminum frame fixed and slider windows. The single-car garage is attached to the house and is flush with the main façade. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1946 Water and Sewer Records

* P7. Owner and Address:

Nelius Edward E and Georgia K
3455 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3455 Isla Vista Drive, APN 476-160-09

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1946 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; the replacement of the original wood frame windows with aluminum frame windows; the use of brick veneer; the replacement of the wood porch posts with wrought iron; and the replacement of the original garage door with a new wood door. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Cummins Brothers Co

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3472 Isla Vista Drive, APN 476-152-01

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3472 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-150-01-00; Islenair Unit #1, Block 2, Lot 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3472 Isla Vista Drive was built in 1937 in the **Spanish Eclectic style** and features a cross gable clay tile roof with a front-gable bay; slight eave overhang with exposed rafter tails; clay tile roof vents and drains; and a stucco exterior. The entry is set to the right of the bay under a roof projection supported by wood posts. The entry door is set parallel to the sidewalk. Fenestration consists of 8-lite fixed, 4-lite casement and 4-over-4 double hung wood frame and sash windows. A two car garage is connected to the house and may have been added. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1937 Water and Sewer Records

* P7. Owner and Address:

Lynch, Michael P and Catherine C
3472 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3472 Isla Vista Drive, APN 476-152-01

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1937 per water and sewer records. Modifications include the replacement of the clay tile roof with a new clay tile roof and the addition of the two car garage connected to the house. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

* Resource Name or #: 3473 Isla Vista Drive, APN 476-160-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3473 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-07-00 Islenair Unit #1, Block 3, Lot 8

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3473 Isla Vista Drive was built in 1929 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and two projecting front-gable bays; clipped eaves; clay tile roof vents and drains; and a textured stucco exterior. The entry, accessed via one concrete step, is centered on the façade between the two projecting gable bays under a roof projection supported by wood timbers. The entry door is set parallel to the sidewalk. Fenestration consists of single pane fixed wood frame windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1929 Water and Sewer Records

* P7. Owner and Address:

Gemigniani Staci M
3473 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C. Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3473 Isla Vista Drive, APN 476-160-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1929 per water and sewer records. Modifications include the replacement of the clay tile roof with a new clay tile roof; the use of textured stucco; and the addition of a wrought iron security gate at the entry door. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3505 Isla Vista Drive, APN 476-160-06

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3505 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-06-00; Islenair Unit #1, Block 3, Lots 6 and 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3505 Isla Vista Drive was built in 1946 in the Minimal Traditional style and features a multi-hipped roof with composition shingles and clay tile ridges; a slight eave overhang; and a stucco exterior. The entry, accessed via two concrete steps, is set to the right of the bay under a roof projection supported by stacked concrete blocks. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 1-over-1 vinyl frame and sash windows. The two-car garage is detached from the house and is set forward of the main façade. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1946 Water and Sewer Records

* P7. Owner and Address:

Englehart Richard T
3505 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3505 Isla Vista Drive, APN 476-160-06

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1946 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; the replacement of the original 2-over-2 wood frame windows with 1-over-1 vinyl frame windows; and the replacement of the wood porch post with cement block. The house is in good condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3511 Isla Vista Drive, APN 476-160-05

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3511 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, mE/ _____ mN _____

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-05-00; Islenair Unit #1, Block 3, Lot 5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The house at 3511 Isla Vista Drive was built in 1928 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and a projecting front-gable bay; clipped eaves; clay tile roof vents and drains; and a stucco exterior. The entry is set to the right of the bay under a stucco arch projection with a clay tile roof. The entry door is set parallel to the sidewalk. Fenestration consists of 10-lite (paired 5-lite) wood frame casement windows (formerly 10-lite fixed wood frame windows, replaced in the original opening) and double hung wood frame and sash windows. The single-car garage is connected to the house in the form of the projecting gable. A 3-foot high stucco wall with stucco posts and wrought iron was recently added at the property line. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928 Water and Sewer Records

* P7. Owner and Address:

Weiss Rocio

3511 Isla Vista Drive

San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3511 Isla Vista Drive, APN 476-160-05

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1928 per water and sewer records. Modifications include the replacement of the clay tile roof with a new clay tile roof; the replacement of the 10-lite fixed wood frame windows with paired 5-lite (10-lite total) casement wood frame windows in the original openings; the addition of a stucco garden wall; and a contemporary addition to the rear of the house, not readily visible from the street. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: OG Dobbs

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3518 Isla Vista Drive, APN 476-151-33

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3518 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-33-00; Islenair Unit #1, Block 1, Lot 31

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3518 Isla Vista Drive was built in 1948 in the Ranch style and features a multi-hipped roof with composition shingles and two projecting bays; a slight eave overhang; and a stucco exterior with asbestos shingle and brick veneer accents. The entry, accessed via three concrete steps, is set in the left bay under a roof projection supported by a wood post. The entry door is set parallel to the sidewalk. Fenestration consists of 2-over-2 double hung wood frame and sash windows. The single far garage, which was originally located in the westernmost bay, has been converted to habitable space. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1948 Water and Sewer Records

* P7. Owner and Address:

Enveart Family Trust
3518 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3518 Isla Vista Drive, APN 476-151-33

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1946 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; and the conversion of the garage to habitable space. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary #

HR #

Trinomial

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

* Resource Name or #: 3533 Isla Vista Drive, APN 476-160-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3533 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-02-00; Islenair Unit #1, Block 3, Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3533 Isla Vista Drive was built in 1946 in the Minimal Traditional style and features a side gable roof with composition shingles; a slight eave overhang with exposed rafter tails; and a stucco exterior. The entry, accessed via two concrete steps, is set to the left of the bay under a roof projection supported by wood posts. The entry door is set parallel to the sidewalk. Fenestration consists of 2-over-2 wood frame and sash windows. The single far garage is attached to the house and is flush with the main façade. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1946 Water and Sewer Records

* P7. Owner and Address:

Folk Thomas A
3533 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3533 Isla Vista Drive, APN 476-160-02

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1946 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the replacement of the original garage door with a roll-up aluminum door. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Cummins Brothers Co

* B10. Significance: Theme Early auto-oriented small house dev

Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3534 Isla Vista Drive, APN 476-151-01

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3534 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-01-00; Islenair Unit #1, Block 1, Lot 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The multi-family residence at 3534 Isla Vista Drive was built in 1952 on a corner lot in the Minimal Traditional style and features a multi-hipped roof with composition shingles with clay tile ridges; a slight eave overhang with exposed rafter tails; and a textured stucco exterior. The entries are located under a roof projection supported by wrought iron posts. Fenestration consists of single pane fixed, 4-lite fixed, and paired 4-lite casement wood frame and sash windows. A 3-foot high chain link fence is located at the property line. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1952 SD County Building Record

* P7. Owner and Address:

Attia Janice E Trust

4914 Art Street

San Diego CA 92115

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3534 Isla Vista Drive, APN 476-151-01

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The multi-family residence was constructed in 1952 per the San Diego County Building Record. Modifications include the replacement of the composition roof with a new composition roof; the use of textured stucco; the replacement of the original wood posts with wrought iron posts; and the addition of a chain link fence. The building is in good condition and retains a good to fair degree of integrity

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code SD3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3541 Isla Vista Drive, APN 476-160-01

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3541 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-01-00; Islenair Unit #1, Block 3, Lot 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The multi-family residence at 3541 Isla Vista Drive was built in 1951 on a corner lot in the Minimal Traditional style and features a multi-hipped roof with composition shingles with clay tile ridges; a slight eave overhang with exposed rafter tails; and a textured stucco exterior. The entries are located under a roof projection supported by wood posts. Fenestration consists of aluminum slider windows. A 4-5-foot high wrought iron fence is located at the property line. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1951 SD County Building Record

* P7. Owner and Address:

Martinez Robert TR
3509 Menlo Avenue
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3541 Isla Vista Drive, APN 476-160-01

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The multi-family residence was constructed in 1951 per San Diego County Building Record. Modifications include the replacement of the composition roof with a new composition roof; the use of textured stucco; the replacement of the original single pane fixed, 4-lite fixed, and paired 4-lite casement wood frame and sash windows with aluminum slider windows; and the addition of a wrought iron fence. The building is in good to fair condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)

